

PARTICULARS

AND

CONDITIONS *of* SALE,

FOR A

FREEHOLD MANOR,

With the Lands thereunto belonging,

CALLED

GRINSTEAD HALL,

SITUATE

Near *Chipping Ongar*, in the County of *ESSEX*,

Which will be Sold by AUCTION,

By Thomas Ridgeway,

In Three distinct LOTS.

At *Garraway's Coffee House*, in *Exchange-Alley*,

CORNHILL,

On THURSDAY the 1st of August, 1771,

Beginning at Twelve o'Clock.

The PREMISES may be view'd any Day (except Saturday and Sunday) 'till the SALE.

A PLAN of the ESTATE may be Seen at the AUCTIONEERS, and Printed PARTICULARS had at the Place of SALE, on the Premises, and at Mr. RIDGEWAY's, Auctioneer, NORTON FALGATE.



CONDITIONS of SALE.

- 1st. **T**HAT the highest Bidder for each Lot is to be declared the Buyer; and if any Dispute shall arise between two or more Bidders, the Premises are to be immediately put up again, and refold.
- 2^{dly}, That no Person advance less than TEN Pounds at each Bidding.
- 3^{dly}, That the Purchaser or Purchasers pay down immediately, into the Hands of Thomas Ridgeway, a deposit of Fifteen Pounds per Cent. in part of the Purchase Money, and sign Agreements for the Payment of the Remainder, on or before the 29th of September, 1771.
- 4^{thly}. That the Vendor will execute (at the Purchasers expence) proper Conveyances of the several Premises, upon Payment of the Remainder of the said Purchase Money on or before the 29th of September, 1771.
- 5^{thly}. That the Purchaser of Lot One shall take the sundry Fixtures, &c. as mentioned in the Inventory annexed, and shall pay for the same the Sum of Sixty Pounds over and above the Purchase Money for the Premises.
- 6^{thly}. That all Taxes and Parish Rates shall be cleared to the said Purchaser to Michaelmas Day 1771, and all Rents and Profits be received by the Purchaser from that time, and Possession given when the remainder of the Purchase Money is paid.
- Lastly, That if the said Purchasers shall neglect or fail to comply with the Conditions, before mentioned, the Money deposited shall be forfeited, and the Owner of the Estate shall be at full Liberty to re-sell the Lot or Lots, touching which such Neglect or Failure shall be made; and the Deficiency, (if any there shall be by such second Sale,) together with all charges attending the same, shall be made good by the Defaulter or Defaulters at this present Sale.
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The said ESTATE Consists of a Capital Brick MANSION
HOUSE,

Containing on the Upper STORY.

Six Servants Bed Rooms.

First STORY, East side.

One Bed Room hung with green flock Paper, two sash Windows and inside Shutters, Marble Chimney-piece, Slab, and carv'd Ovelo's; the Cieling about ten Feet and a half high, and a large Closet; one Bed Room hung with blue Paper, and two Windows the same as the Other, a large Closet; a Dressing Room, sash Windows, and inside Shutters, Marble Chimney-piece and Slab, with carv'd Ovelo's; one Ditto wainscotted Dado, hung with Paper, two Windows and inside Shutters, Marble Chimney-piece and Slab, a large Closet and an inner Closet.

S O U T H S I D E.

A Bed Room Wainscotted thoroughout, and hung with Paper, two Closets, Marble Squares to the Chimney, one Bed Room hung with blue Paper.

N O R T H S I D E.

One large Bed Room hung with crimson flock Paper, Marble Slab to the Chimney, a Closet and an inner Closet, two sash Windows and inside Shutters, one Bed Room hung with Paper.

The Great Stair-case and Landing-place hung with Paper, and Wainscotted Dado.

G R O U N D F L O O R.

A Drawing Room, 27 Feet long, by 24 Feet wide, the Cieling about 18 Feet high, three sash bow Windows and inside Shutters, an elegant Marble Chimney-piece and Slab, with Pediment head richly Carved, Pediment head over the Door with Dental Cornish, the Room hung with crimson Flock Paper; a Parlour Wainscotted throughout, Marble Chimney-piece and Slab, two sash Windows and inside Shutters, a Dining Parlour, about 22 Feet by 15 Feet, two sash Windows and inside Shutters, a sash Door, Marble Chimney-piece and Slab, and Wainscotted throughout; a Library Parlour, Marble Squares, Portland stone Chimney-piece, two sash Windows and Shutters, a Closet, a Pantry, and two Closets at the end of the Landing Place. A Dining Hall Wainscotted throughout, about 30 Feet by 18 Feet, two Windows and inside Shutters, and Purbec stone Pav'd Floor; a large Kitchen Pav'd with Purbec Stone, two sash Windows and inside Shutters; Servants Dining Hall, Pantry, Wash-house, Butlers Pantry, an Office for Coals, two Beer Cellars, and two arch'd Wine Vaults.

OUT-OFFICES, &c.

A large Wash-house, a Brewhouse, a Coach House, a four Stall Stable, a Poultry Yard with a Basen of Water, and a Drying Yard.

Large Pleasure and Kitchen Gardens, most elegantly laid out, and interspersed with a variety of rich Flowering Shrubs, fine Wilderness and Terras Walks, a good Lawn for Bowling, an extensive Serpentine Canal, supplied by a succession of Running Water.

Likewise a neat Farm House adjoining the Mansion House, on the North Side.

WHICH CONSISTS OF

Five Bed Chambers.

On the GROUND FLOOR.

A Parlour hung with Paper and good Closet; a large Kitchen pav'd with Purbec Stone, a Pantry, a Cellar, a Dairy with Brick Floor, a large Farm Yard, with five Cow Houses, a large Barn, with Oak threshing Floor, two Hay Barns, a Chaff-house, two Stables, a Grainery, Calf Pens, Pig and Hen Houses, and other convenient Out-offices. And also Thirty Pieces or Parcels of Meadow, Pasture, Arable, Orchard and Wood Lands, and Home Yard, amounting together to 315 Acres, 3 Roods, 34 Perches, as per Survey and Plan, Taken in the Year of our Lord 1696. On which Lands are now Growing a large Quantity of Oaks, Elms and Ash, with a great Plenty of Underwood of about 12 Years Growth.

They are all compact in a very Healthy Spot, and very desireable to Build on. The Lands are in excellent Condition, a fine spring of Water constantly supplies the Premises.

GRINSTEAD HALL is 21 Miles distant from LONDON; one Mile from Chipping Ongar; six from Burntwood, seven from Chelmsford, all good Market Towns, and seven from Aybridge, to and from which Coaches go Daily.

The Premises are capable of very great and immediate Improvement, are all Freehold, and will be put up together (except the two Fields at Ongar,) with all the Timber and Underwood now Growing on the Lands to be included in the Purchase; or the Estate Sold seperate from the Timber and Underwood, if the said Timber and Underwood is not Sold with the Estate, and included in the Purchase: Then the Purchaser of the said Estate shall pay for the Timber and Underwood by Measure and Valuation, exclusive the Purchase Money for the Estate.

The whole of the Premises (except the two Fields at Ongar) will be put at whatever Sum the Company shall approve of.

LOT I:

No. of Acres. Yearly Rents.

A. R. P. l. s. d.

RENTED by Mr. ELIZABETH WELLS, the following FARM at 190l. per Ann. is by her held on Lease, commencing at Michaelmas 1764, for a Term of 21 Years, provided she should so long Live, but in case of her Death then the Lease to expire at the end of the first 14 Years.

Consisting of a neat Farm House, with Garden and Orchard, Barns, Grainery, Stables, Cow-houses, Calf-pens, Farm Yard, &c. as have been before described in this Particular, and the following Lands, viz.

No. 1,	John Field,	Pasture	10	0	0
2,	Long Walk,	Pasture	8	0	0
<i>On the North side the Long Walk.</i>					
3,	Shed Lay,	Meadow	11	0	0
4,	Island Bottom	Pasture	8	0	0
5,	Long Mead,	Meadow	14	0	0
6,	Rigby Lay,	Arable	7	0	0
7,	Squashy Lay,	Pasture	9	0	0
8,	Long Lay,	Pasture	7	0	0
<i>South side of Long Walk.</i>					
9,	Lower Parsonage Field,	Arable	10	0	0
10,	Upper Parsonage Ditto,	Arable	14	0	0
<i>On the South side of the Road.</i>					
11,	Walk Field,	Arable	11	0	0
12,	Three Corner Field,	Meadow	3	0	0
13,	Eighteen Acres,	Arable	18	0	0
14,	Eighteen Acres,	Arable	18	0	0
15,	Repentance,	Arable	11	0	0
16,	Cock Shots	Pasture	8	0	0
17,	Hither Stubb,	Pasture	11	0	0
18,	Yonder Stubb,	Arable	10	0	0
19,	Lea Field,	Arable	6	0	0
<i>On the South side the Brook.</i>					
20,	Clapgate Field,	Pasture	7	0	0
21,	Ten Acres,	Arable	10	0	0
22,	Bull Stag,	Arable	4	2	0
23,	Chequer Mead,	Meadow	6	0	0
24,	Well Mead,	Meadow	15	0	0

Quit Rents received by the Lord of the Manor.

Of several Tenants per Annum,

And some small Fines Paid when a Court is held.

N. B. The Mansion House, with Stable, Coach House and other convenient Offices before described in this Particular, with the following Lands, &c. in Hand.

Wood Land about

Lawn, Garden, Canal and Meadow Field,

House, Yards, &c.

A. 40 0 0

A. 9 0 0

A. 6 0 0

LOT II.

ONE Freehold Field, Pasture, next to the High Street, in Chipping Ongar, let to Mr. DORE, Tenant at Will at the Yearly Rent of ---

Containing about 6 2 0

15 0 0

Carried over 298 0 0 207 10 10

LOT III.

ONE Freehold Field Pasture, next to Ongar Road, let to Mr. ADAMS, on Lease of which 3 Years are unexpired at Michaelmas next, at the Yearly Rent of -----

No. of Acres. Yearly Rents
A. R. P. l. s. d.
Brought over 298 0 0 207 10 10

Containing about 5 0 0 10 0 0

The aforesaid several Pieces or Parcels of Land by Measurement as per Plan, are about 12 Acres, 3 Roods, 34 Perches more than what is Described in this Particular.

217 10 10

The Mansion House and all the Lands in Hand, are estimated at per Ann.

12 3 34 110 0 0

Vide. Mark A.

Total 315 3 34 327 10 10

An INVENTORY of sundry FIXTURES, which the Purchaser of Lot one is to Pay for exclusive of the Purchase Money for the E S T A T E.

Library Parlour; a Book-case about 8 feet wide, 8 Feet and a half high. with 4 sash Doors, containing 38 panes of Glass, four Doors underneath with Grooves, sliding Shelves and 4 Locks, a Dresser in the Scullery with six Drawers, a Door, the Shelves round the Scullery, a hanging Shelf, a Kitchen Dresser 16 Feet long, 2 Feet one wide, with 6 Shelves and Pot-shelf, and 3 turned Columns, two stew Stoves set in Brick and Iron kirb round, a lead Pump in the Wash-house, a ditto Sink lined with Lead, waste Pipe and Shelves. Dresser and Shelves in Pantry, a Scieve with Meat hooks as fixt in the Yard. Passage next the Kitchen, a Sink lin'd with lead, lead Pipe and Brass Cock. A Dresser in the Butler's Pantry, with Cupboard and two sliding Shutters, a small Dresser, two Drawers and Shelves, four Washing oval Coppers, with lead Kirb and deal Covers over, and Trough to carry off the Water, a Kitchen Grate and Iron back, a Copper with lead Kirb and Iron work, a Dresser 13 Feet by 2 Feet 5, with 3 Drawers, a large Drying Rack, with large wheel Pullies and Line, a Cistern lin'd with Lead over the Copper, two lead Pipes and Cocks to convey the Water from the Cistern to the Copper, a compleat Trough on Brick Supporters. Drying Yard, a rope Jack and Box, fourteen Cloaths Posts, a lead Pump and Iron handle in the Yard. Brewhouse, a Copper with Iron work and Stage, lead Pipe and Cock to convey the Water, a Corn Binn with three Divisions 15 feet and a half long, 4 Feet 6 wide, 4 Feet 6 Deep. a Pidgeon House. Farm Yard. a Lead Pump.

The Fixtures above mentioned are Valued at Sixty Pounds.

F I N I S.

COMING IN

O R

Frederick Manor

FOR THE

PARTICULARS

FOR THE

Freehold Manor

O F

Grinbead Hall.